G.No. 2193

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Visakhapatnam District –Re-fixation of market value of the Government land measuring an extent of 57.73 acres in Sy.No.20/2 and 16/3 P of Yendada Village, Visakhapatnam District (earlier alienated in favour of AP Rajiv Swagruha Corporation Limited for expansion of affordable Housing under Rajiv Swagruha Programme vide G.O.Ms.No.219, Revenue (Assn.I) Department, date:20.02.2009) at the rate of Rs.21,78,00,000/- per acre and to change the purpose of land alienated from construction of affordable houses to development of land for its sale –Orders – Issued.

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REVENUE (LANDS.I) DEPARTMENT

G.O.Ms.No.37

Dated:01-02-2022
Read the following:

1. G.O.Ms.No.219, Revenue (Assn.I) Department, date:20.02.2009
2. From the District Collector, Visakhapatnam, Lr. Rc.No.1647/2021/ E2, dt:14.08.2021.
3. From Spl. CS & CCLA Letter No.Land-Alienation.1(A)/299/2021, dt.27-10-2021.

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ORDER:

In the reference 1st read above, Government have issued orders according permission to the District Collector, Visakhapatnam alienating Government land to a total extent of Ac.57.73 cts (i.e. 4.49 cts in Sy.No.16/3 (P) and Ac.53.34 cts in Sy. No.20) of Yendada Village, Visakhaptnam Rural Mandal in favour of Rajiv Swagruha Corporation Limited for construction of affordable housing under Rajiv Swagruha Programme on payment of value as per the pricing policy guidelines issued in G.O.Ms.No.1440, Revenue (Assignment.V) Department dt.14-12-2008.

2. In the reference 2nd read above, the District Collector, Visakhapatnam has stated that the Special Chief Secretary to Govt., Municipal Administration & Urban Development has requested to submit market value details in respect of the lands alienated to Rajiv Swagruha Corporation Ltd. He stated that the Revenue Divisional Officer, has submitted that an extent of Ac.57.73 cts of Govt. land in Sy.No.16/3 P and 20/2 of Yendada village, Visakhapatnam Rural Mandal has been alienated on payment of Rs.1.00 cr. per acre in favour of AP Rajiv Swagruha Corporation for construction of affordable housing vide G.O.Ms.No.219, Rev (Assn.I) Dept., Dt.20.02.2009. Due to lack of demand, this Yendada project was considered as one of the unviable projects and the Government have issued orders vide G.O.Ms.No.11, dt.22.06.2013 and G.O.Ms.No.7 dt:13.08.2015 to dispose the unviable projects in public auction. The AP Rajiv Swagruha Corporation Limited has not paid land cost to the Government so far. The market value of the adjacent layout is Rs.45,000/- per Sq Yard. Hence, the District Collector, Visakhapatnam has requested to re-fix the market value as per the present market value (i.e. Rs.45,000/- per Sq.yard i.e., Rs.21,78,00,000/- per acre) as the Rajiv Swagruha Corporation Ltd. has not paid the land cost so far and the land alienated to Rajiv Swagruha Corporation Ltd is very valuable land and the land cost was escalated very high so as to realize the land cost from A.P. Rajiv Swagruha Corporation Ltd.

3. In the reference 3rd read above, the Spl. CS & CCLA has stated that the proposal was placed before APLMA in the meeting held on 26-10-2021 and the APLMA has resolved and recommended the proposal of the Collector, Visakhapatnam District to the Government for re-fixation of market value of the Government land measuring an extent of 57.53 acres in Sy.No.20/2 and 16/3 of Yendada Village, Visakhapatnam District, earlier alienated in favour of AP Rajiv Swagruha Corporation Limited for expansion of affordable Housing under Rajiv Swagruha Programme vide G.O.Ms.No.219, Revenue (Assn.I) Department, date.20.02.2009, as proposed by the District Collector, Visakhapatnam District at the rate of Rs.21,78,00,000/- per acre.

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4. The MA& UD Department has requested the Revenue Department (i) to change the purpose of land alienated from construction of affordable houses to development of land for its sale and (ii) to re-fix the cost of land as resolved by the APLMA.

5. Government after careful examination of the matter, hereby issue orders refixing the market value of the Government land measuring an extent of 57.73 acres in Sy.No.20/2 and 16/3 P of Yendada Village, Visakhapatnam District (earlier alienated in favour of AP Rajiv Swagruha Corporation Limited for expansion of affordable Housing under Rajiv Swagruha Programme vide G.O.Ms.No.219, Revenue (Assn.I) Department, date:20.02.2009) at the rate of Rs.21,78,00,000/- per acre and to change the purpose of land alienated from construction of affordable houses to development of land for its sale and all other conditions as stipulated in the reference 1st read above are applicable.

6. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh, Vijayawada and the District Collector, Visakhapatnam District shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

NEERABH KUMAR PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh, Gollapudi, Vijayawada.
The District Collector, Visakhapatnam District
Copy to:
The Municipal Administration & Urban Development Department, A.P. Secretariat.
The OSD to Chief Secretary to Government.
The P.S. to Principal Secretary to Chief Minister of Andhra Pradesh.
The OSD to Hon'ble Deputy Chief Minister (Revenue) of Andhra Pradesh.
The PS to Principal Secretary, Revenue (Lands) Department.
The General Administration (Cabinet) Department, A.P. Secretariat, Govt. of AP.
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER